

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: February 24, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, February 24, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See enclosed):**

1. Approval of Minutes of a Meeting held on January 13, 2005, and January 27, 2005.
2. Introduction of Mr. David Preece, Executive Director, SNHPC to the Planning Board.

**II. REGULATORY MATTERS:**

**(Tabled Items)**

3. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval of a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association  
**Public Hearing Held: 10/14/2004 [Remain Tabled]**  
**Extended Deadline: 03/10/2005**
4. S-55-2004 Property located at 1100 Goffstown Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Brian L. Stevens  
**Public Hearing Held: 01/13/2005 [Staff Report]**  
**Statutory Deadline: 03/10/2005**
5. S-03-2005 Property located at 56 Arah Street, an application to subdivide property to create one (1) new single family building lot – Estate of Robert O. Kelley  
**Public Hearing Held: 01/13/2005 [Recommendation Enclosed]**  
**Statutory Deadline: 03/10/2005**

**(Current Items)**

6. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC  
**Public Hearings Held: 11/04/2004, 01/13/2005 & 02/10/2005**  
**Extended Deadline: 03/10/2005 [Report to be distributed at meeting]**
7. SP-02-2005 Property located at 400 Gay Street, an application for site plan approval for the construction of a 16,250 sq. ft. building addition for manufacturing, and on-site parking – BCS Real Estate Holdings, Inc.  
**Public Hearing Held: 02/10/2005 [Recommendation Enclosed]**  
**Statutory Deadline: 04/14/2005**
8. M-05-2005 Request for a voluntary merger of three lots at 140 Central Street, Tax Map 102, Lots 27, 29, and 29A by the Fraternal Order of Eagles 290 Inc.

**III. OTHER BUSINESS ITEMS:**

9. Review of proposed changes to the Planning Board “Special Policies and Procedures” guidelines.  
**[Material to be distributed at meeting]**
10. Any other business items from Staff or Board.
11. Review for Regional Impact, and determination of completeness of new applications.